002.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	783,100 / 783,100
					USE VALUE:	783,100 / 783,100
					ASSESSED:	783,100 / 783,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MIROGIANNIS ANTHONY
Owner 2:	
Owner 3:	
Street 1:	8 MORROW DR
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	LIVOTI JOHN M JR--ETAL -
Owner 2:	LIVOTI JANET C -
Street 1:	P O BOX 484
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,018 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 1296 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3018.000	369,600	5,100	408,400	783,100
Total Card	0.069	369,600	5,100	408,400	783,100
Total Parcel	0.069	369,600	5,100	408,400	783,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 604.24 | /Parcel: 604.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	2080
GIS Ref	
GIS Ref	
Insp Date	07/04/17

!208!

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	369,700	5100	3,018.	408,400	783,200	783,200	Year End Roll	12/18/2019
2019	104	FV	298,300	5100	3,018.	434,000	737,400	737,400	Year End Roll	1/3/2019
2018	104	FV	298,300	5100	3,018.	316,500	619,900	619,900	Year End Roll	12/20/2017
2017	104	FV	280,700	5100	3,018.	275,700	561,500	561,500	Year End Roll	1/3/2017
2016	104	FV	280,700	5100	3,018.	234,800	520,600	520,600	Year End	1/4/2016
2015	104	FV	251,800	5100	3,018.	229,700	486,600	486,600	Year End Roll	12/11/2014
2014	104	FV	251,800	5100	3,018.	188,900	445,800	445,800	Year End Roll	12/16/2013
2013	104	FV	261,400	5100	3,018.	179,700	446,200	446,200		12/13/2012

PRINT

Date	Time
12/10/20	16:03:37

LAST REV

Date	Time
08/22/17	09:22:31
ekelly	
208	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIVOTI JOHN M J	32301-371		1/31/2001		306,000	No	No		
	15513-462		4/1/1984		80,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/4/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	372	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	163	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	2080
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3018		Sq. Ft.	Site		0	80.	1.69	1									408,432						408,400	

Total AC/HA: 0.06928 | Total SF/SM: 3018 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 408,432 | Spl Credit | Total: 408,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	227.182
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	454115
Depreciation:	84465
Depreciated Total:	369650

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

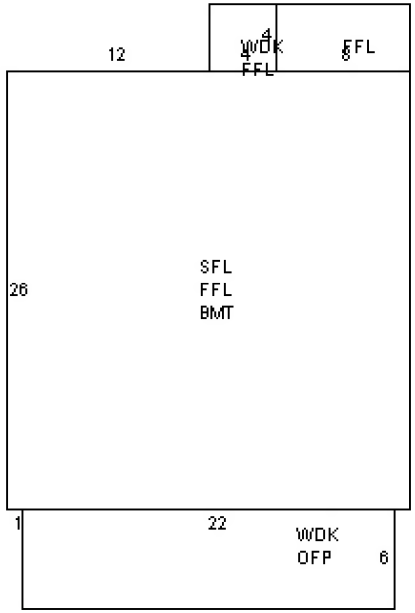
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	227.18
Special Features:	0	Val/Su Net:	168.00
Final Total:	369600	Val/Su SzAd	285.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	672	227.180	152,666
BMT	Basement	624	68.150	42,529
SFL	Second Floor	624	227.180	141,762
WDK	Deck	148	12.630	1,869
OFP	Open Porch	132	28.710	3,789

Net Sketched Area:	2,200			Total:	342,615
Size Ad	1296	Gross Are	2200	FinArea	1296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 002.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100

IMAGE

AssessPro Patriot Properties, Inc